142.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,020,700	/	1,020,700
USE VALUE:	1,020,700	/	1,020,700
ASSESSED:	1,020,700	/	1,020,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAKIL SANJAY &
Owner 2:	CAREY NAOKA
Owner 3:	
Street 1:	74 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEDDY WILLIAM E & ANNE E -
Owner 2:	-
Street 1:	74 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,058 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3112 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5058.000	563,300		457,400	1,020,700
Total Card	0.116	563,300		457,400	1,020,700
Total Parcel	0.116	563,300		457,400	1,020,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.99 | /Parcel: 327.9

Legal Description

User Acct 91493

GIS Ref

GIS Ref

Insp Date 06/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0016.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	563,300	0	5,058.	457,400	1,020,700	1,020,700	Year End Roll	12/18/2019
2019	101	FV	421,700	0	5,058.	428,800	850,500	850,500	Year End Roll	1/3/2019
2018	101	FV	429,100	1400	5,058.	354,500	785,000	785,000	Year End Roll	12/20/2017
2017	101	FV	429,100	1400	5,058.	325,900	756,400	756,400	Year End Roll	1/3/2017
2016	101	FV	432,100	4600	5,058.	297,300	734,000	734,000	Year End	1/4/2016
2015	101	FV	311,200	4600	5,058.	291,600	607,400	607,400	Year End Roll	12/11/2014
2014	101	FV	224,300	4600	5,058.	271,000	499,900	499,900	Year End Roll	12/16/2013
2013	101	FV	217,400	4600	5,058.	257,900	479,900	479,900		12/13/2012

PRINT

Date	Time
12/11/20	01:12:21

LAST REV

Date	Time
06/15/18	11:33:53

apro

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEDDY WILLIAM E	61246-285		2/21/2013	Change>Sale	575,000	No	No		William E. Keddy d.o.d. 7/14/2012
Anne E Ke									
Anne E K	10545-366		6/4/1964			No	No		William E. Keddy d.o.d. 7/14/2012.

USER DEFINED

Prior Id # 1:	91493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2014	401	Solar Pa	13,000					
4/9/2014	311	Redo Bas	35,000					
2/6/2014	95	Heat App	1,700	O				
2/6/2014	95	Heat App	1,700	O				
11/14/2013	1682	Addition	134,000	O				
11/4/2013	1622	Manual	2,000	O				
10/30/2013	1604	Renovate	143,500	O				
1/6/2004	9	New Wind	10,000			G6	GR FY06	
10/22/2001	778	Re-Roof	10,000	C				REROOF HOUSE/GARAG
7/8/1992	291	Redo Bat	4,500					RENOVATE BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/8/2018	MEAS&NOTICE	BS	Barbara S
10/25/2014	Meas/Inspect	PC	PHIL C
5/14/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
11/7/2008	Meas/Inspect	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5058		Sq. Ft.	Site		0	80.	1.13	9									457,393						457,400	

Total AC/HA: 0.11612 | Total SF/SM: 5058 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 457,393 | Spl Credit | Total: 457,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15529346
Const Adj.:	0.98990101
Adj $ / SQ:	142.953
Other Features:	136623
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590435
Depreciation:	27160
Depreciated Total:	563275

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

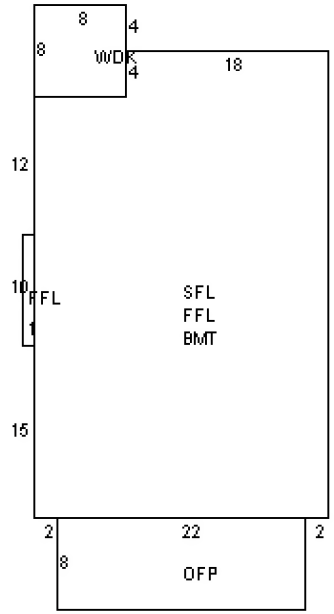
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.25
Special Features:	0	Val/Su Net:	168.05
Final Total:	563300	Val/Su SzAd	271.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	142.950	149,243
BMT	Basement	1,034	94.350	97,557
SFL	Second Floor	1,034	142.950	147,814
OFP	Open Porch	176	25.610	4,508
WDK	Deck	64	15.840	1,014

Net Sketched Area:	3,352			Total:	400,136
Size Ad	2078	Gross Are	3352	FinArea	3112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	